



Cameron Chronicle

Summer/Fall 2018



WebSite: <http://www.cameronglenhoa.com/>
Address: 1501 Cameron Glen Drive, Marietta, GA 30062

Residents,

We hope everyone is having a wonderful summer and we look forward to seeing you at our **Annual Meeting** Monday, November 12th 2018 at 7:30 pm at the Clubhouse.

<p align="center">2018 Cameron Glen HOA Board of Directors</p> <p>President: David Millard (President.CGHOA@gmail.com), term expires December 2018</p> <p>Vice President: Vacant (if interested apply to Board) (VicePresident.CGHOA@gmail.com), term expires December 2019</p> <p>Treasurer: Curt Hersey (Treasurer.CGHOA@gmail.com), term expires December 2018</p> <p>Secretary: Mike Pennington (Secretary.CGHOA@gmail.com), term expires December 2019</p> <p>Assistant Secretary: Buddy Bell (AssistantSecretary.CGHOA@gmail.com), term expires December 2018</p>	<p align="center">NOTES FROM THE BOARD: 2018 Accomplishments</p> <hr/> <p align="center">2018 was another year of significant investment into our community assets.</p> <hr/> <p>As with any community approaching 20 years in age, we will continue to see larger expenses for repair and replacement. Our goal is to minimize the potential impact of the expenses into our overall budget.</p> <p><u>Clubhouse</u></p> <ul style="list-style-type: none"> • Both HVAC units have been totally replaced with newer more efficient units. • Icemaker repairs were made to resolve damage from a leak. • Cabinetry was repaired to replace rotted and stained wood. • Kitchen faucet was repaired to increase water pressure and stop leaks. <p><u>Tennis Gazebo</u></p> <ul style="list-style-type: none"> • Entire Gazebo was repainted and stained. • Miscellaneous deck boards were replaced. <p><u>Playground Upgrades</u></p> <ul style="list-style-type: none"> • A general clean-up of debris and maintenance was performed. • New mulch was installed. <p><u>Pool and Tennis</u></p> <ul style="list-style-type: none"> • Replacement Salt-Cell was installed. • Replaced all pool umbrellas. • Underwater lighting repaired. • Tennis benches were rebuilt with new hardware.
---	---

Electrical and Lighting

- Motion activated lighting TBD installed on and near clubhouse.
- Many Landscape Lighting bulbs and fixtures have been replaced at subdivision entrances.

Work Day, April 14, 2018

- Clean the White Entrance Fences
- Plant azaleas on the back side of the Glen monument
- Cleanup remaining limbs and debris along the chain link fence
- Installing Brown Steel Edging along the pool deck by the Parking lot
- Clean the grout in the shower
- Patch and Paint the hole in the pool bathroom wall
- Take down old Christmas lights wrapped around the entrance birch trees
- Install new lights and receptacles at Tennis Pavilion (still TBD)

Community Manager

- We have scaled back the activities our management company has performed on our behalf to deliver better results and to save money.
- These savings are to be reinvested into infrastructure and other improvements.

Consider Volunteering. Our Members Need Good People to Represent them in the decisions that affect our community

Board Members and Official Committee Chairs serve two years, staggered, terms. Most meetings are short with Committee Updates and Financial Decisions. We need your help, we need your input, please consider volunteering.

Board Member Replacement:

Vice-President Lynne Eaton has sold his home and has moved, creating an immediate vacancy. We wish he and his wife the very best. Thank you for your contributions.

Board Member Elections:

This year we will have three positions with openings for 2019. Please look for Annual Notices in the upcoming weeks for Nomination and Voting Requests; and...

Consider Volunteering. Our Members Need Good People to Represent them in the decisions that affect our community

Standing Committees

ACC Committee

Donna Joe (ACC.CGHOA@gmail.com)

Clubhouse Committee

Jan Keown (Clubhouse.CGHOA@gmail.com)

Welcome Committee

Curt Hersey (Welcome.CGHOA@gmail.com)

Pool Committee

Contact Dave Millard or Bill Martin
(Pool.CGHOA@gmail.com)

Tennis Committee

Peggy Wilson (Tennis.CGHOA@gmail.com)

Website Committee

David Millard (WebMaster.CGHOA@gmail.com)

COMMITTEE NEWS

ACC Committee News

During the Spring, a neighborhood audit was conducted by our property manager to assess ACC violations from small to large. Nearly all of the 100+ violations have been corrected. A big thank you to our members who made these corrections a top priority. Great job!

Clubhouse Committee News:

Several Community Wide Socials are in planning for the Fall and Winter. Please watch for additional information and see below.

If you are planning an event and would like to rent the clubhouse, please check the on-line clubhouse calendar where you can reserve your date. More details available under FAQ's.

Welcome Committee News

Welcome New residents:

1. Carl D & Juana Susan D'Ruiz, 1450 Cameron Glen Drive
2. Debra & Mike Geiger, 1381 Cameron Glen Drive
3. San & Nudrat Naqvi, 1403 Crown Terrace
4. Mahnaz Farahi Dehghani, 1326 Cameron Glen Drive

Pool Committee News

Rules are sometimes followed, sometime bent and, on rare occasion, are forgotten. For the safety of all, please:

- No Glass Bottles
- Do Not Give Your Pool-code to Non-Members
- Make sure Gate Is Latched and Locked (this may require lifting UP on the gate handle).
- Please lower umbrellas after use. They do not hold up well in bad weather.

Tennis Committee News

Our courts are in great shape and underwent a major resurfacing in 2017.

Please, wear the appropriate Tennis type shoes while playing on courts and be reminded that courts are for Tennis Only.

Website Committee News

If you need login information please send an email request to the WebMaster.CGHOA@gmail.com

Socials at the Clubhouse

A convenient opportunity to meet a few of your neighbors. (with Ice Cream)

- Sunday, September 6, 2018 @ 3:00 pm – Ice Cream Social
- Saturday, October 6, 2018 @ 10:00 am – Ladies Brunch
 - Evite™ Invitations will be sent soon with detailed information.

Frequently Asked Questions (FAQ)

1. How do I make reservations for the clubhouse?

Reservations for the clubhouse can be made by check the website for availability: <http://www.cameronglenhoa.com/Clubhouse-Reservations> and calling Jan Keown, (H) 770-971-5727 or (C) 404-644-9273 or Clubhouse.CGHOA@gmail.com

2. When will the pool be closed?

The pool will close on Sunday, October 1, 2018; September 30 is the last day to use the pool.

3. How do I get the code to the tennis courts and/or pool?

Pay your 2018 Dues and the code will be sent to you via email from CMA.

4. How do I get permission to install a fence, playset, change landscaping?

The Architectural Control Committee (ACC) approves all exterior modification to homes. This includes everything from home additions and painting to major landscaping and playsets. The ACC is committed to a quick approval so that you can start your project right away. Those who do not get approval from the committee before beginning their project are subject to a \$100 fine. Members of the committee are listed on the first page and are ready to serve. See design standards pages 7-8. Please download and send the appropriate ACC forms to Cameron Creek/Cameron Park Community Management Associates (CMA) for consideration and processing.

CMA : Please contact Greg Wozniak (gwozniak@cmacommunities.com)

Ph: 404-835-9125 Fax: 404-835-9200

5. Who do I call to report a street light that is out?

There are two power companies in the community. To report a street light problem, call the power company to whom you pay your electric bill, either Cobb EMC at 770.429.3432 or Marietta Power at 770.794.5160.

6. What do I do about a dog running loose in the neighborhood or a dog that is constantly barking?

Call the City of Marietta Code Enforcement at 770.794.5439.

Corollary, how do I stop people walking dogs leaving dog waste on my yard? Please do not leave your Dog's waste in the Large Trash receptacles at the Pool (these might not be emptied every week and smell bad after a week). Please pick up and take your Dog's waste home to your garbage cans.

7. What are the parking rules for the neighborhood?

As a subdivision, we limit visitor street parking to 7 nights. Please be considerate toward your neighbors as to where you park your car on the street (please don't block mailboxes, driveways or sidewalks). The clubhouse parking lot is **NOT** a place to park your excess vehicles.

8. How do I accommodate my extended overnight visitor's vehicles?

Contact any HOA board member for permission to use the clubhouse parking area.

9. What are the garbage and recycling days?

Garbage – Tuesday and Friday

Newspapers – Friday with Garbage pickup (must be in plastic bags or tied up)

Recycling – Friday

Brush and yard trimmings – Wednesday

Holiday Pickup Schedule: <http://www.marietta.ga.gov/500/Holiday-Pickup-Schedule>

Contact <http://www.marietta.ga.gov/475/Environmental-Services> for more details

10. How do I get a recycling bin?

Call BFI at 404-794-1145.

11. Do I need a closing letter before I sell my home?

Yes. A letter of good standing is required at closing. Call the Community Management Associates (CMA) CGHOA Manager, Greg Wozniak (gwozniak@cmacommunities.com), Ph: 404-835-9125 Fax: 404-835-9200 to get this letter.

12. How to I request Sidewalk Maintenance

Public Works, Street Maintenance Street Supervisor, Phone: 770-794-5678

Calendar of Events

See the website for details: <http://www.cameronglenhoa.com/default.asp>

September 30, 2018 - 2018 CGHOA Pool Closing

November 22-23, 2018 - Trash Pickup Thanksgiving week

Trash Pickup, Tuesday, 20 November

Yard Waste, Wednesday 21 November

December 24-25, 2018 - Trash Pickup Christmas week

Yard Waste, Wednesday, 26 December

Trash/Recycle Pickup, Friday, 28 December

January 1, 2019 – New Year's Day

Trash, 2 January

Trash/Recycle, 4 January

Annual HOA Meeting

Pursuant to the By-laws of the Cameron Glen Homeowners Association, Inc. Article II, Section 1, you are hereby given Notice of the Annual Meeting to be held:

Date: Monday, November 12th, 2018

Time: 7:30-9:00 PM

Place: The Cameron Glen Clubhouse, 1501 Cameron Glen Dr. Marietta GA 30062

Annual Meeting Agenda:

1. New officers announced and voted upon. Each officer gives a brief Vita.
2. Treasurer (or his stand in) Presents 2019 Budget, discuss and vote on Budget
3. Reserves Discussion: The current Plan is to increase the annual dues consecutively over the next several years. The Reserve Study shows these increases are required in order to meet the expenses and build up reserves. ***The justification for this increase will be explained at the November meeting. Please attend this important meeting.***
4. Q&A Session

Common Covenant, Design and Decency Standards Violations

- Failure to request prior approval for any changes to home or site such as fence, play equipment, permanent structure, house color, major landscaping modifications.
- Failure to properly maintain landscaping to HOA standards. Lawns must be maintained regularly including side and rear yards. Trees, bushes, flowers should be kept off the sidewalks.
- Failure to call the Utilities Protection Center at 770-623-4344 to locate and identify all underground cables before any digging is started on your property.
- Failure to pick up and bag dog waste. Please follow the animal control laws and scoop your dog's waste into a bag, seal the bag and dispose of it in your trash (not the trashcan of convenience (like the Clubhouse trashcans).
- Placement of advertising or "for sale" signs on common areas.
- Garbage and recycling cans put out earlier than the evening before pickup and left out days after pickup.
- Speeding on the streets in the subdivision. The speed limit is 25 mph on all streets.
- Illegal overnight street park in violation of our Covenants and Bylaws.



"As you grow older, you will discover that you have two hands — one for helping yourself, the other for helping others."

— Audrey Hepburn

Suggestion Box

Cameron Glen and Cameron Park members are welcome to submit "Suggestions" that will be of interest to other CG/CP residents. Notices are limited to 50 words or less. The Cameron Chronicle includes "Suggestions" as a community service and does not endorse or support the services or products mentioned. Submit your "Suggestions" to AssistantSecretary.CGHOA@gmail.com.

Nextdoor

Sign up for <https://nextdoor.com/> to receive up to date info about our neighborhood. Cameron Glen/Cameron Park currently has 414 neighbors signed up. Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Here is the link to the invite:

https://cameronglencameronpark.nextdoor.com/invitation_email/

Recommendations:

Do you have advice to share with other homeowners? Send a note to the Webmaster, WebMaster.CGHOA@gmail.com.
